

**MINUTES OF THE MEETING OF THE MIDLAND CITY PLANNING COMMISSION
WHICH TOOK PLACE ON
TUESDAY, FEBRUARY 25, 2014, 7:00 P.M.,
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN**

1. Roll Call

PRESENT: Hanna, Mead, Pnacek, Senesac, Stewart, Tanzini and Young

ABSENT: Heying and McLaughlin

OTHERS PRESENT: Brad Kaye, Director of Planning and Community Development; Grant Murschel, Community Development Planner and one (1) other.

2. Approval of Minutes

- Moved by Mead and seconded by Hanna to approve the minutes of the regular meeting of February 11, 2014. Motion passed unanimously.

3. Public Hearing

None

4. Old Business

a. Zoning Ordinance Revisions Annual Update

Kaye gave a brief presentation regarding the proposed revisions that are now in front of the Commission for the fourth time. He explained the definition for "Housing for the Elderly and the Disabled" in order to address the concerns of the Commission from the previous meeting.

Senesac wondered about why two different age limits are given under "Senior Apartments" and "Elderly Housing Complex." Kaye indicated that he did not know why they differ and that he would look into it and report back.

Kaye also explained the "Vehicle, Commercial" definition. Senesac wondered if "van" is defined within the ordinance. He continued to explain that vans are a variety of sizes and that it would be good to be more exclusive as to avoid wide interpretations.

Senesac asked if a full version of all the proposed changes could be given to the Commission for the next meeting. Kaye indicated that staff will provide that in the next agenda packet.

b. Zoning Ordinance Article 8 Sign Standards

Kaye explained that he is intending for this to be a brainstorming time in which the Commission has the opportunity to discuss issue areas with the current sign standards.

Mead wondered if the sign ordinance is city-wide or if certain standards could be applied to specific areas. Kaye explained that, currently, there are standards that apply city-wide while other standards have been developed for specific areas within the city.

Hanna explained that she thinks the Eastman corridor should be looked at evenly as the Saginaw Road corridor or downtown. Kaye indicated that this would be determined through the review process.

Senesac wondered if the Zoning Board of Appeals has had a lot of variance requests for signs. Kaye explained that the two most recent were regarding the Chemical Bank branch on Saginaw Road and Eastlawn Center on Saginaw Road.

Kaye also explained that digital signs have been expressed in the past as an item of concern. Senesac explained that the enforcement of digital signs might need to be addressed as he has seen many that are not in compliance with the six-second message frame standard. Kaye indicated that violations can be issued for signs that do not comply with the ordinance standards. Wide-spread noncompliance is an issue.

Pnacek wondered about how the measurement of the signs came about. Kaye explained that the measurement is based off of the area of a square that encompasses all portions of the sign and logo. Pnacek wondered if sign companies or other companies give feedback about our sign ordinances. Kaye explained that many corporations have certain brands that are sometimes at odds with the city's standards and that those instances are where most feedback is received from.

5. Public Comments

None

6. New Business

None

7. Communications

None

8. Report of the Chairperson

None

9. Report of the Planning Director

The rezoning application from Tim Horton's was scheduled for a public hearing by City Council during their meeting last night (Feb. 24). Kaye also explained that Council gave the go ahead to acquire the last remaining house on Towsley Street that is in the floodway of the Tittabawassee and Chippewa River.

10. Items for Next Agenda – March 11, 2014

Kaye suggested that the next meeting be canceled as no new applications have been submitted. The Commission agreed to this and gave the go ahead to cancel the meeting on March 11, 2014.

11. Adjourn

Motion by Senesac and seconded by Hanna to adjourn 7:52 at pm. Motion passed unanimously.

Respectfully submitted,

A handwritten signature in cursive script that reads "C. Bradley Kaye". The ink is dark and the signature is written on a light-colored background.

C. Bradley Kaye, AICP, CFM
Director of Planning and Community Development

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING COMMISSION